



Report to Planning & Zoning Commission

Clay County, Missouri

Case Number May 16-107P
Case Type Preliminary Plat
Project Name Ratcliff Acres

Applicant: Lisa Walker
16820 CC Highway
Holt, MO 64048

Owner: Walker Investments II, LP
7103 Stewart Road
Liberty, MO 64068

Request Preliminary Plat approval of Ratcliff Acres

Application Submittal 2016-03-07

Public Notice Published N/A

Neighbor Letters Sent 2016-04-15

Report Date 2016-04-19

Public Hearing Opened 2016-05-03

REPORT AUTHOR(S) Debbie Viviano, Planner
Kipp Jones, Manager

Recommendation APPROVED with conditions



Report to Planning & Zoning Commission

Clay County, Missouri

General Information

Site Location: 15022 NE 180th Street
Section 09 | Township 53 | Range 31

Site Size: 20 ± acres

Existing Landuse & Zoning: Agricultural (AG)

Zoning/Platting History: None

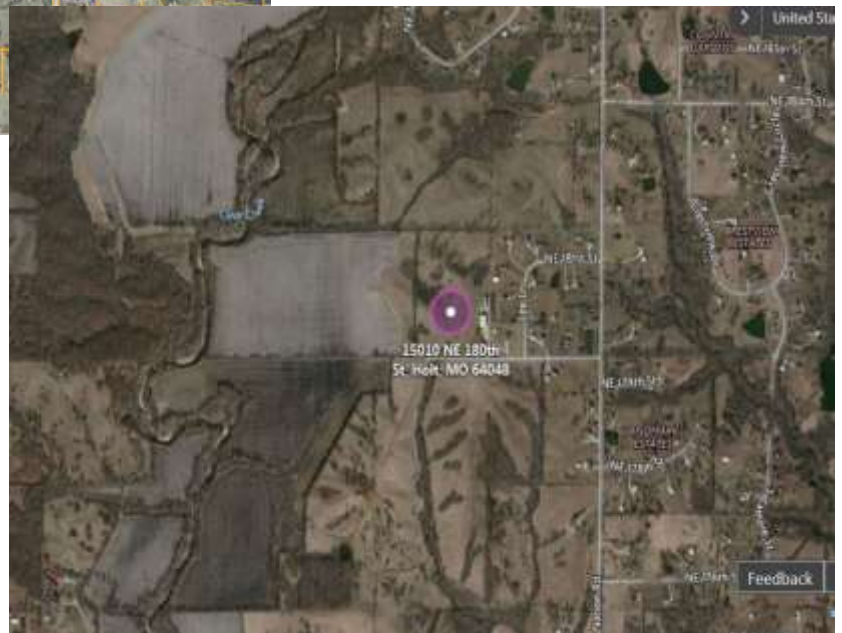
Surrounding Landuse & Zoning:

North - Agricultural (AG) zoned land, Northern Hills Estates (R-1)
East - Sunnyside West (R-1)
South - Agricultural (AG) zoned land
West - Agricultural (AG) zoned land

Current Conditions:



Courtesy of Clay County Assessor GIS/Mapping



Courtesy Microsoft® Bing



Report to Planning & Zoning Commission

Clay County, Missouri

Assessment

Lisa Walker is representing Walker Investments and requesting **Preliminary Plat** approval for a one lot Agricultural (AG) zoned subdivision of Ratcliff Acres located at 15022 NE 180th Street.

Walker Investments would like to split this approximately 20 acres from the 103± acres, in order to sell the 20 acres with the house and barn.

2008 Comprehensive Plan Considerations

The Comprehensive Plan ("Plan") indicates that the subject property is located in the **RURAL LOW-DENSITY TIER**. The following tables illustrate two (2) of the most pertinent policies shaped by the Plan. The first (1st) table shows the land use tiers and corresponding guidelines, and the second (2nd) explains the exceptions to the 20-acre minimum lot size policy directed by the Plan.

Table 4.2 - Land Use Planning Tiers - Presented on the Planning Tier Map			
	Natural Resources Tier* (Yellow)	Rural Low-Density Tier* (Green)	Urban Services Tier* (Salmon)
Intent	Support continued agricultural uses in areas beyond near- and long-term urban service extensions.	To accommodate low density rural uses in areas located beyond anticipated city annexation areas.	To promote urban development compatible with the long range growth plans of adjoining cities.
Primary Uses	Agricultural-related uses, natural resources	Agricultural crop lands, livestock grazing, woodlands, grasslands, rural residences	Urban density residential and non-residential
Residential Uses	Rural Density: 1 dwelling unit per 20+ acres.	Rural Density; Rural Residential Density; low-density rural residential development: 1-dwelling unit per 20+ acres, or 1-farmstead dwelling on 5+ acres; Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre.	Suburban Density: moderate-density development on municipal-level services: up to 4- units per acre. Urban Density: development on municipal-level services: greater than 4-units per acre. 20-acre minimum for agricultural and rural residential uses until such time as urban development occurs.
Non-Residential Uses	Farm service related, recreation	Farm service related, recreation	Recreation, limited commercial and industrial consistent with the long range growth plans of adjoining cities.
Minimum Sanitary Sewer Provisions	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	On-site septic, Community Wastewater Facility if indicated by LESA guidance.	Municipal Wastewater Treatment Plant connection for Suburban Density or greater. ⁽¹⁾
Zoning Districts	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density, such as on 3-acre lots).	Ag-related zoning districts; Open Space & Parks; non-agricultural zoning if on strict standards (not including Res. Low Density such as on 3-acre lots).	Open Space & Parks; and residential districts through general industrial (not including Res. Low Density such as on 3-acre lots). AG, Agricultural zoning is appropriate until full range of urban services available.

⁽¹⁾ On-site septic allowed for agricultural uses only.

* The **Planning Tier Map** notes a special designation of areas within one mile of each city: "1-Mile Urban Coordination Sub-Tier" where advise-and-consent should be solicited from the designated city. The applicant will be required to submit a letter from the city of jurisdiction concerning the proposal. The Clay County Planning and Zoning Commission may consider the letter as a non binding city recommendation for Clay County to consider in their deliberations.



Report to Planning & Zoning Commission

Clay County, Missouri

Table 4.3 – Option B for Land Use Tier Implementation: Transition Policy Procedures			
	Natural Resources Tier* (Yellow)	Rural Low-Density Tier (Green)	Urban Services Tier (Salmon)
Intent	Exceptions from 20-acre minimum lot size in Ag-districts		phasing in of new regulations
Density Exceptions for Legal Lots of Record as of the date of Revision of the Land Development Code	Subdivision of land to 5+acre lots, provided that 50% of the subdivided parcel is preserved, such as in an agriculture deed restriction.		Subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved, and—for plats within one mile of a city—the city's issues have been addressed.
Other Exceptions	Or, subdivision of land to 10+acre lots, provided that a "shadow plat" at urban density is approved.		City within one mile may review and recommend other exceptions granted in other tiers, provided a "shadow plat" at urban density is approved.

* The Natural Resources Tier includes an "Urban Services Transition Sub-Tier" area along M-92 and C-Highways that extends where urban development is influenced by the urban highway; yet remains within the Natural Resources Tier designation for purposes of enhanced environmental review and scrutiny.

** A "Farmstead Dwelling" is the original residence built and initially occupied by a farm family, regardless of whether the current household occupant is associated with farming.

The subject request complies with the 2008 Comprehensive Plan in part because the property has one dwelling unit and is at least 20 acres as identified in the first table.

Character of the General Neighborhood

Agriculturally (AG) zoned property is located to the north, south, and west of the subject property. Northern Hills Estates (R-1) is to the North and Sunnyside West (R-1) is to the east.

LDC Considerations

The review procedures and submittal content for Ratcliff Acres must follow the Minor Subdivision requirements in Section 151-3.5 of the Clay County 2011 Land Development Code ("LDC"). Based on all the materials and evidence presented, the subject request appears to substantially comply with the LDC. Adjacent property owners within the statutory law mandated 1,000 foot distance were notified by means of a letter sent April 15, 2016.

Outside Agency Review

The Clay County Highway Department has noted the following:

The existing driveway located on NE 180th Street meets the sight distance requirements of Clay County.

The Clay County Public Health Center has given preliminary and final approval for Ratcliff Acres.

Public Water Supply District #3 stated in a letter dated March 13, 2015 that they will be able to continue to serve the existing residence with a water meter.

The Holt Fire Protection District serves this property.

Findings

Road Impact Fees (RIF) are not required based on the existing single-family residence as noted in Section 151-9.1 of the Land Development Code (LDC) since no additional traffic is being created by this project.



Report to Planning & Zoning Commission

Clay County, Missouri

The three grain bins located near the east property line of the property will need to be removed before the recording of the final plat.

Recommendations

Staff recommends the **Preliminary Plat** of Ratcliff Acres be **Approved**, with the following conditions as shown in Exhibit A:

Exhibit A

1. Three grain bins next to east property line shall be removed before the recording of the final plat.
2. The following correction to the recording copies of the Final Plat:
 - a. *ADD TO SURVEYOR'S NOTES #2: Community Panel #290086 before Firm Map Panel #29047C0045E*



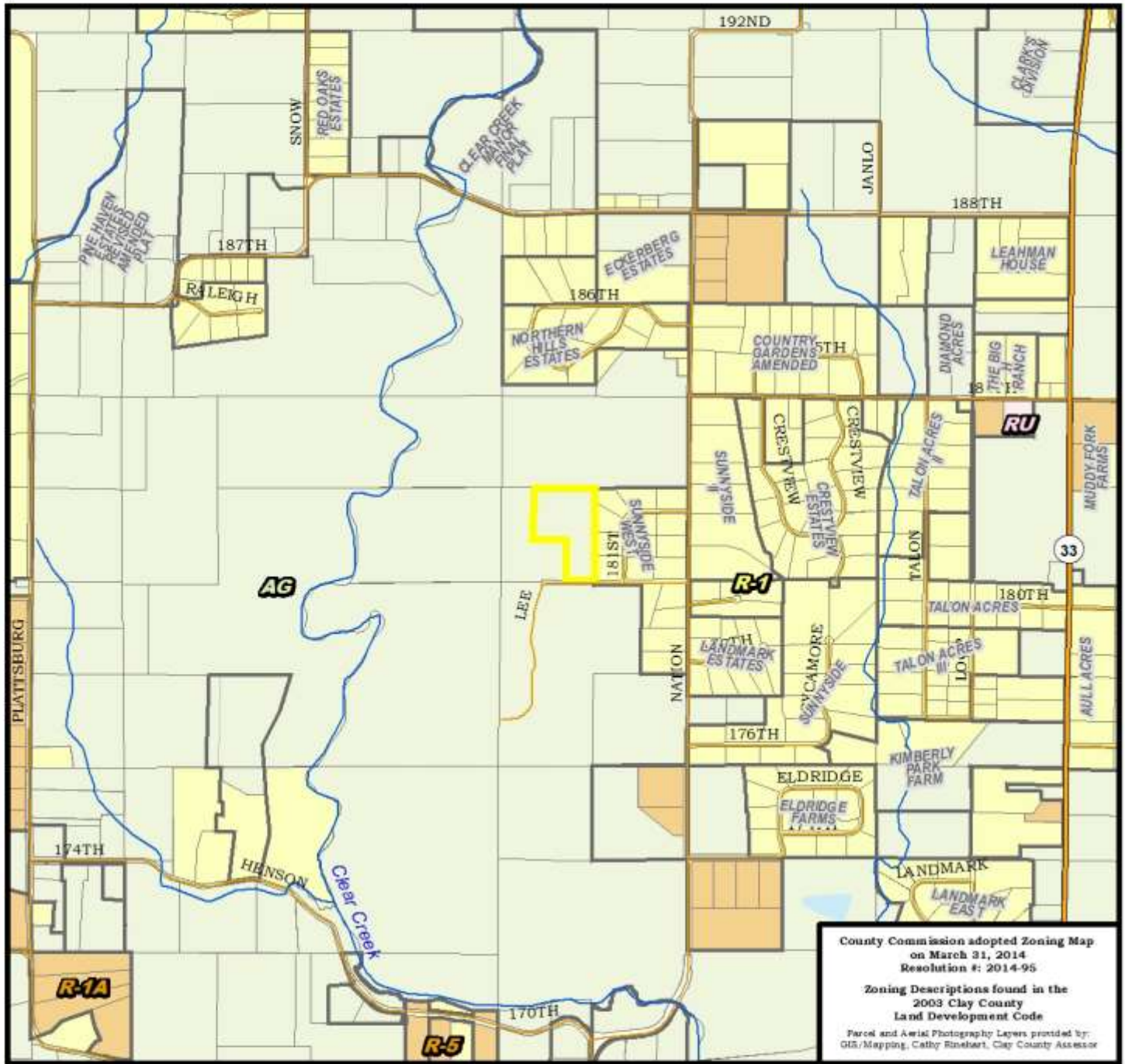
Attachments

Attachment A – Vicinity Map



May 16-107P – Ratcliff Acres

Attachment B - Existing Conditions Map



Planning & Zoning Department



LEGEND

- | | | | |
|---------------|----------------|-------------------|----------------------|
| Property Line | Roads | Subdivisions | Zoning Districts C-1 |
| Streams (EPA) | Interstates | 2016 City Limits | Zoning Districts C-2 |
| Railroads | State Highways | Parks | Zoning Districts C-3 |
| | Local Roads | County Boundaries | Zoning Districts I-1 |
| | Highway Ramps | | Zoning Districts I-2 |
| | | | Zoning Districts OP |

May 16-107P – Ratcliff Acres

Attachment C - Site Plan Map



Map Document: (G:\GIS\Project_Files\Vicinity Map - 8 x 11 P.mxd)
04/20/2016 -- 12:45:18 PM

Planning & Zoning Department



1 inch = 250 feet
1 inch = 0.05 miles

LEGEND

- | | | |
|---------------|----------------|-------------------|
| Property Line | Roads | Subdivisions |
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| | Highway Ramps | |